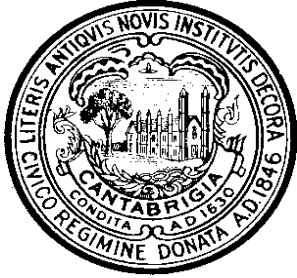


City of Cambridge
Community Development Department
Development Log
April ~ June 2014



City of Cambridge

Community Development Department

Development Log

April ~ June 2014

The Development Log was started to keep an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted of development progress from permitting and construction to completion. Criteria for the Log include:

- ◆ Commercial projects totaling over 50,000 square feet and any which have a significant impact on the neighborhood in which it is located.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.
- ◆ All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

Projects meeting the criteria will be categorized by status, which include:

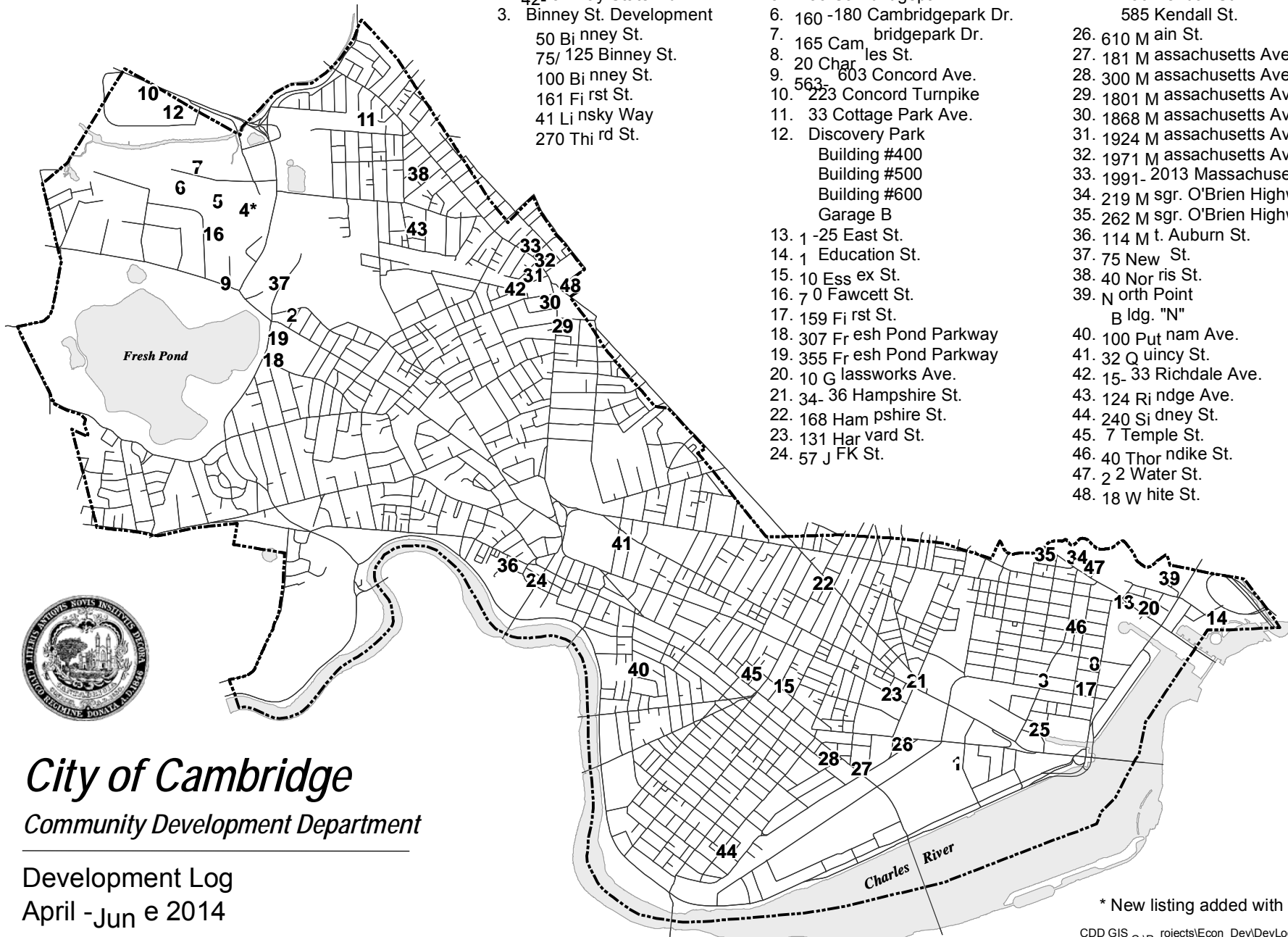
- **Permitting** = project under review by Community Development and/or Inspectional Services.
- **Special Permit Granted** = development received Special Permit from the Planning Board.
- **In Construction** = development received Building Permit.
- **Complete** = project received Certificate of Occupancy (CO) or Temporary CO.

This document is found on the City's website at: <http://www.cambridgema.gov/CDD/econdev/resources.aspx>

Forward any questions or comments about the Development Log to:

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Cambridge Community Development Department
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Phone: (617) 349-4601 Fax: (617) 349-4638
E-mail: cbasler@cambridgema.gov

Development Projects in Current Pipeline



Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Permitting						
180 R Cambridgepark Drive	Rich McKinnon	2.30	174,496	348,992	378	Residential
57 JFK Street	Raj Dhanda		17,357	25,860	40	Residential
75 New Street	AbodeZ Acorn LLC	1.95	79,256	96,049	93	Residential
15-33 Richdale Avenue	Hathaway Lofts LLC	1.55	42,043	68,320	54	Residential
40 Thorndike Street / Courthouse Redevelopment	Leggat McCall	8.55	59,788	510,920	24	Office/R&D
Totals				1,050,141	589	
Status -- Special Permit Granted						
Binney St Dev - 100 Binney Street	Alexandria Real Estate			387,700	0	Office/R&D
Binney St Dev - 161 First Street	Alexandria Real Estate			150,000	150	Residential
Binney St Dev - 270 Third Street	Alexandria Real Estate			78,000	70	Residential
Binney St Dev - 41 Linskey Way	Alexandria Real Estate			16,200	0	Office/R&D
Binney St Dev - 50 Binney Street	Alexandria Real Estate		63,844	496,000	0	Office/R&D
Binney Street Dev Master Plan	Alexandria Real Estate	3.00	491,320	0	0	Mixed Use Development
130 Cambridgepark Drive	Rich McKinnon	2.10	102,013	231,321	220	Residential
20 Charles Street	Jones Lang LaSalle	2.24	109,972	14,400	8	Residential
33 Cottage Park Avenue	Tyler Court Limited Partnership	0.64	130,079	83,528	67	Residential
Discovery Park Bldg 400	Bulfinch Company			106,000	0	Office/R&D
Discovery Park Bldg 500	Bulfinch Company			157,000	0	Office/R&D
Discovery Park Bldg 600	Bulfinch Company			90,000	0	Office/R&D
Discovery Park Garage B	Bulfinch Company			141,745	0	Parking Garage

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- Special Permit Granted						
Discovery Park Master Plan	Bulfinch Company	0.71	1,154,420	0	0	Office/R&D
1-25 East Street Phase II / Charles E. Smith Housing	C.E. Smith/Archstone Dev	3.77	247,431	446,005	341	Residential
10 Essex Street	3 MJ Associates LLC	3.27	34,744	49,539	46	Residential
307 Fresh Pond Parkway	Oakgrove Residential Mercer Properties	1.80	13,910	24,900	20	Residential
34-36 Hampshire Street	CJ Griffen Enterprises	5.10	4,176	21,300	20	Residential
131 Harvard Street	Capstone Communities/Sean Hope RE	0.00	10,000	23,342	20	Residential
585 Kendall Street / Cambridge Research Park	Constellation	3.00	35,865	75,000	0	Theater
610 Main Street / Phase 2	MIT	2.75	210,215	188,317	0	Office/R&D
1991-2013 Massachusetts Avenue / St. James Dev.	Oaktree Development	1.75	58,194	84,920	46	Residential
1971 Massachusetts Avenue	Urban Spaces	1.81	14,044	26,351	20	Residential
1868 Massachusetts Avenue / Gourmet Express Rede	Peter Wasserman	2.00	13,325	30,759	27	Residential
262 Msgr. O'Brien Highway / The Ivy Residents	YIHE Group	2.41	19,078	49,999	56	Residential
North Point Remaining Master Plan	HYM Investments/Pan Am	2.66	3,256,310	3,734,367	1,796	Mixed Use Development
240 Sidney Street	Dinosaur Capital	1.88	54,130	96,431	96	Residential
Totals				6,803,124	3,003	
Status -- In Construction						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.76	66,599	250,000	0	Office/R&D
42-54 Bay State Road	BSR LLC	0.00	5,891	0	10	Residential
Binney St Dev - 75-125 Binney Street	Alexandria Real Estate			338,700	0	Office/R&D
160-180 Cambridgepark Drive	BRE/CPD	2.40	183,604	445,000	398	Residential

Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
165 Cambridgepark Drive	Hines Interests Limited	2.18	119,274	260,000	244	Residential
20 Child Street / North Point Bldg "N"	HYM Investments			399,951	355	Residential
563-603 Concord Avenue	AbodeZ Acorn LLC	2.21	29,034	71,445	61	Residential
1 Education Street	EFEKTA Inc.	2.14	138,000	295,000	0	Office/R&D
70 Fawcett Street	CCF/O'Connor	2.37	197,173	214,157	90	Residential
159 First Street	Urban Spaces	2.24	109,972	126,000	115	Residential
10 Glassworks Avenue / Maple Leaf Building	Archstone Development	3.77	247,431	63,210	104	Residential
168 Hampshire Street	Agnosis Developmnet LLC	1.66	10,100	23,543	11	Residential
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	53,000	0	Office/R&D
181 Massachusetts Avenue / Novartis	Novartis	3.50	163,618	572,663	0	Office/R&D
300 Massachusetts Avenue	Forest City		50,634	227,500	0	Office/R&D
1801 Massachusetts Avenue / Art Institute of Boston	Lesley University	2.50	28,063	74,500	0	Institutional
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
219 Monsignor O'Brien Highway	Pro Con Inc	0.00	12,478	50,368	0	Hotel
114 Mt. Auburn Street / Conductor's Building	Carpenter Company/Bulfinch Co	4.00	20,800	83,200	0	Office/R&D
40 Norris Street	Lacourt Family LLC	1.80	25,700	45,578	25	Residential
100 Putnam Avenue / MLK, Jr. School	City of Cambridge	1.15	147,534	169,000	0	Local Government
7-11 Temple Street / YWCA	Cambridge Affordable Housing Corp	2.59	36,990	96,161	42	Residential
22 Water Street / North Point	Catamount Holdings LLC	3.90	104,673	408,225	392	Residential
18 White Street	Ben Rogan	1.96	5,080	9,979	8	Residential

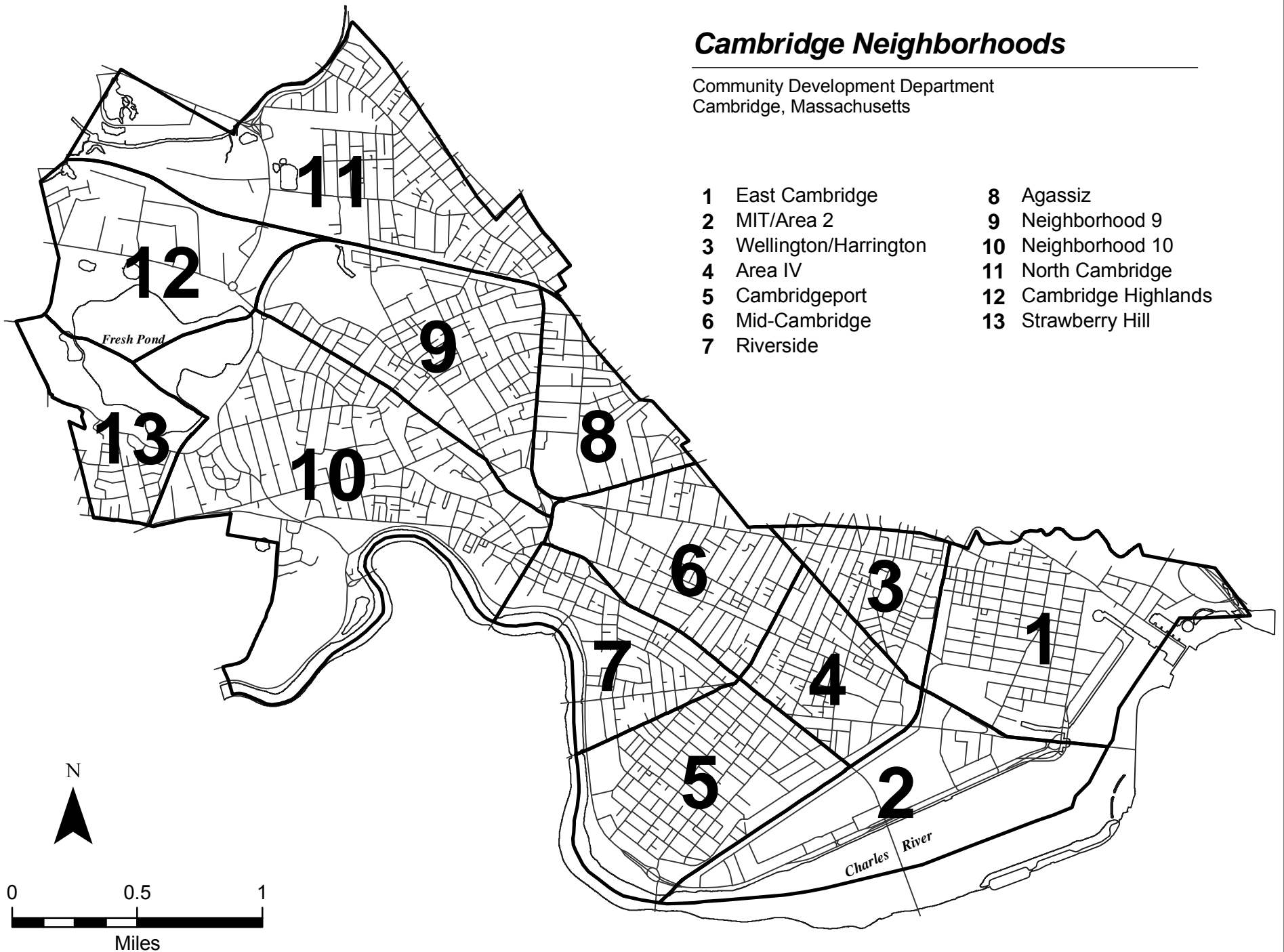
Development Log -- Project Summary

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status -- In Construction						
Totals				4,300,980	1,855	
Status -- Complete						
223 Concord Turnpike	CPC-T, LP	1.46	73,909	169,333	152	Residential
355 Fresh Pond Parkway	Roberta Sidney	0.68	41,854	11,450	0	Retail
610 Main Street / Phase 1 - Pfizer	MIT	2.75	210,215	230,000	27	Office/R&D
32 Quincy Street / Fogg Museum Addition	Harvard College	2.07	184,924	176,243	0	College/University
124 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.76	100,068	21,189	16	Residential
Totals				608,215	195	

Cambridge Neighborhoods

Community Development Department
Cambridge, Massachusetts

- | | | | |
|---|-----------------------|----|---------------------|
| 1 | East Cambridge | 8 | Agassiz |
| 2 | MIT/Area 2 | 9 | Neighborhood 9 |
| 3 | Wellington/Harrington | 10 | Neighborhood 10 |
| 4 | Area IV | 11 | North Cambridge |
| 5 | Cambridgeport | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge | 13 | Strawberry Hill |
| 7 | Riverside | | |



DEVELOPMENT LOG

Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
Binney St Dev - 100 Binney Street	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 161 First Street	Residential	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 270 Third Street	Residential	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 41 Linskey Way	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 50 Binney Street	Office/R&D	Alexandria Real Estate	Special Permit Granted
Binney St Dev - 75-125 Binney Street	Office/R&D	Alexandria Real Estate	In Construction
Binney Street Dev Master Plan	Mixed Use Development	Alexandria Real Estate	Special Permit Granted
20 Charles Street	Residential	Jones Lang LaSalle	Special Permit Granted
20 Child Street / North Point Bldg "N"	Residential	HYM Investments	In Construction
33 Cottage Park Avenue	Residential	Tyler Court Limited Partnership	Special Permit Granted
1-25 East Street Phase II / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	Special Permit Granted
1 Education Street	Office/R&D	EFEKTA Inc.	In Construction
159 First Street	Residential	Urban Spaces	In Construction
10 Glassworks Avenue / Maple Leaf Building	Residential	Archstone Development	In Construction
450 Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	In Construction
585 Kendall Street / Cambridge Research Park	Theater	Constellation	Special Permit Granted
219 Monsignor O'Brien Highway	Hotel	Pro Con Inc	In Construction
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Special Permit Granted
North Point Remaining Master Plan	Mixed Use Development	HYM Investments/Pan Am	Special Permit Granted
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permitting

DEVELOPMENT LOG

Projects by Neighborhood

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
22 Water Street / North Point	Residential	Catamount Holdings LLC	In Construction
Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Office/R&D	Boston Properties	In Construction
Neighborhood 4 - AREA IV	Project Use	Developer	Status
10 Essex Street	Residential	3 MJ Associates LLC	Special Permit Granted
168 Hampshire Street	Residential	Agnosis Developmnet LLC	In Construction
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Special Permit Granted
131 Harvard Street	Residential	Capstone Communities/Sean Hope RE	Special Permit Granted
610 Main Street / Phase 1 - Pfizer	Office/R&D	MIT	Complete
610 Main Street / Phase 2	Office/R&D	MIT	Special Permit Granted
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	In Construction
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
300 Massachusetts Avenue	Office/R&D	Forest City	In Construction
240 Sidney Street	Residential	Dinosaur Capital	Special Permit Granted
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
32 Quincy Street / Fogg Museum Addition	College/University	Harvard College	Complete
7-11 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	In Construction

DEVELOPMENT LOG

Projects by Neighborhood

Neighborhood 7 - RIVERSIDE	Project Use	Developer	Status
100 Putnam Avenue / MLK, Jr. School	Local Government	City of Cambridge	In Construction
Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
1801 Massachusetts Avenue / Art Institute of Boston	Institutional	Lesley University	In Construction
Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
42-54 Bay State Road	Residential	BSR LLC	In Construction
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Residential	Peter Wasserman	Special Permit Granted
75 New Street	Residential	AbodeZ Acorn LLC	Permitting
15-33 Richdale Avenue	Residential	Hathaway Lofts LLC	Permitting
Neighborhood 10 - NEIGHBORHOOD 10	Project Use	Developer	Status
307 Fresh Pond Parkway	Residential	Oakgrove Residential Mercer Properties	Special Permit Granted
355 Fresh Pond Parkway	Retail	Roberta Sidney	Complete
57 JFK Street	Residential	Raj Dhanda	Permitting
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company/Bulfinch Co	In Construction
Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
130 Cambridgepark Drive	Residential	Rich McKinnon	Special Permit Granted
160-180 Cambridgepark Drive	Residential	BRE/CPD	In Construction
165 Cambridgepark Drive	Residential	Hines Interests Limited	In Construction

DEVELOPMENT LOG

Projects by Neighborhood

Neighborhood 11 - NORTH CAMBRIDGE	Project Use	Developer	Status
180 R Cambridgepark Drive	Residential	Rich McKinnon	Permitting
223 Concord Turnpike	Residential	CPC-T, LP	Complete
Discovery Park Bldg 400	Office/R&D	Bulfinch Company	Special Permit Granted
Discovery Park Bldg 500	Office/R&D	Bulfinch Company	Special Permit Granted
Discovery Park Bldg 600	Office/R&D	Bulfinch Company	Special Permit Granted
Discovery Park Garage B	Parking Garage	Bulfinch Company	Special Permit Granted
Discovery Park Master Plan	Office/R&D	Bulfinch Company	Special Permit Granted
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	In Construction
1971 Massachusetts Avenue	Residential	Urban Spaces	Special Permit Granted
1991-2013 Massachusetts Avenue / St. James Dev.	Residential	Oaktree Development	Special Permit Granted
40 Norris Street	Residential	Lacourt Family LLC	In Construction
124 Rindge Avenue / St. John's Resident Phase 2	Residential	120 Realty Trust	Complete
18 White Street	Residential	Ben Rogan	In Construction
Neighborhood 12 - CAMBRIDGE HIGHLANDS	Project Use	Developer	Status
563-603 Concord Avenue	Residential	AbodeZ Acorn LLC	In Construction
70 Fawcett Street	Residential	CCF/O'Connor	In Construction

DEVELOPMENT LOG – COMPLETED PROJECTS

Projects Completed in 2013

Binney Street, #225 (Biogen)
Cambridge Center, #17 (Biogen)
Cottage Park Avenue, #22
Harvey Street, #119-135
Kendall Street, #250 (Cambridge Research Park)
Massachusetts Avenue, #622
Pacific Street, #100
Rindge Avenue, #120 (St. John's Resident-Phase I)
Second Street, #150 (Skanska)
Walden Street, #181 (Lincoln Way Apartments)

Projects Completed in 2012

Bolton Street, #61-69
Massachusetts Avenue, #1063-1077
Massachusetts Avenue, #2419 (Rounder Records Site)
Putnam Avenue, #625
Windsor Street, #424-430 (Immaculate Conception)
Yerxa Road, #45 (St. John's Resident Phase 1)

Projects Completed in 2011

Cambridge Street, #1066
Charles Street, #126
Discovery Park, #200-300, & Garage A
Harvard Street, #259 (Jackson Garden Renovation)
Main Street, #500 (MIT Cancer Research Center)
Massachusetts Avenue, #1587 (Harvard Law School)
Tremont Street, #19 (Prospect Court Phase 4)

Projects Completed in 2010

Broadway, #277
Broadway, #449 (Main Library Expansion)
Cpl. McTernan St., #10 (Blessed Sacrament Phase 2)
East Kendall Street, #650 (Cambridge Research Park)
Hamilton Street, #72
Harvey Street, #95
Main Street, #100 (Sloan School of Management)
Massachusetts Avenue, #1131
Massachusetts Avenue, #1663
New Street, #87

Projects Completed in 2009

Alewife Brook Parkway, #220 (Hotel Tria Expansion)
Amherst Street, #75 (MIT Media Lab)
Coolidge Hill, #178 (Shady Hill Arts Center & Gym)
Harvard Street, #125-127
Main Street, #823
River Street, #280-290
Third Street, #303 (Extell Housing Phase 2)
Tremont Street, #17 (Prospect Court Phase 3)

Projects Completed in 2008

Albany Street, #235
Brookline Street, #21
Concord Avenue, #479
Cpl. McTernan Street, #20 (Blessed Sacrament Phase 1)
East Street, #1-25 (Charles E. Smith Housing Phase 1)
First Street, #273 (Kendall Sq. Electric Plant)
First Street, #1 (Phase 2)
Massachusetts Avenue, #1979
Memorial Drive, #870-888 (Harvard Affiliate Housing)
Mt. Auburn Street, #330 (Acute Care Bldg.)
North Point Bldgs., "S" and "T"
Oxford Street, #24 (NW Lab Bldg.)
Prospect Street, #239-241
Prospect Street, #182-184-190 (Prospect Court Phase 1 & 2)
Third Street, #303 (Extell Housing Phase 1)
Wheeler Street, #37 (Baker Bldg.)

Projects Completed in 2007

Bay State Road, #18-24
Binney Street, #301
Blackstone Street, #25-45 (Switchhouse Housing)
Columbia Street, #199-209 (Columbia Court)
Grant/Cowpwerthwaite Streets (Harvard Housing)
Massachusetts Avenue, #2101-2103
Massachusetts Avenue, #2440
Oxford Street, #15 (LISE)
Richdale Avenue, #113 (Richdale Place)
Russell Street, #1
Second Street, #110

Projects Completed in 2006

Cambridge Center, #7 (Broad Institute)
Concord Avenue, #773
First Street, #1 (Phase 1)
Hampshire Street, #1 (Draper Labs)
Massachusetts Avenue, #250
Massachusetts Avenue, #2377-2399 (Trolley Square)
Massachusetts Avenue, #2495
Rindge Avenue, #310 (Brickworks Housing)
Rindge Avenue, #390 (Alewife Brook Condos II)
Third Street, #350 (The Residences at Kendall Sq.)

Projects Completed in 2005

Aberdeen Avenue, #60
Acorn Park, #10 (Discovery Park)
Cambridge Center, #12R (Biogen)
Cambridge Street, #1730 & #1737 (Harvard CGIS)
Charles Street, #320 (Whitehead Institute)
Decatur Street, #10
Landsdowne Street, #100 & Sidney Street, #23 (University Park)
Oxford Street, #52 (Parking Garage)
Prospect Street, #146-152 (Scouting Way)
Vassar Street, #43 (MIT Brain & Cognitive Center)

Projects Completed in 2004

Arrow Street, #0 (Theater)
Bishop Allen Drive, #47 (Parking Garage)
Concord Avenue #650 (Neville Manor)
Franklin Street, #369 (Oaktree Housing)
Massachusetts Avenue, #254 (Novartis)
Sixth Street, #157
Vassar Street, #10 (MIT Stata Center)
West Kendall Street, #675 (Vertex)

Projects Completed in 2003

Bent Street, #300 (Lohnes)
Columbia Street, #55-59 (CAST Housing)
Kendall Street, #500 (Genzyme Building)
Land Boulevard, #25 (Hotel Marlowe)
Memorial Drive, #778-784 (Polaroid-Offices)
Pleasant Street, #157-173 (Polaroid-Housing)
Rindge Avenue, #265
Technology Square, #100

Projects Completed in 2002

Albany Street, #224 (MIT Dorm)
Bigelow Street, #8
Boardman Street (Squirrel Properties)
Cambridge Park Drive, #200 (Genetics Institute)
Cambridge Park Drive, #30
Cambridge Street, #803-815
Cambridge Street, #1167 (JAS Housing/Nobrega's)
Landsdowne Street, #35 (Millennium Pharmaceuticals)
Landsdowne Street, #40 & #80 (University Park)
Main Street, #350 (Firehouse Hotel)
Massachusetts Avenue, #2443
Msgr. O'Brien Highway, 187-199 (Hotel)
Osborn Street, #28 (TKT, Inc.)
Pacific Street, #70 (MIT Dorm)
Sidney Street, #88 & #91 (University Park)
Technology Square, #300 - #600 - #700 - #800
Third Street, #286 (Beal Company)
Vassar Street, #100
Vassar Street #229 (MIT Dorm/Simmons Hall)

Projects Completed in 2001

Broadway, #330, #332, #334
Cambridge Center, #15
Central Square, #1-9 (Carl Baron Plaza)
Concord Avenue, #650 (Neville Assisted Living)
Erie Street, #98-100
Fresh Pond Parkway, #250 (Water Treatment Plant)
Harvey Street, #181
Kendall Square, #1 (Amgen)
Landsdowne Street, #65 (University Park)
Massachusetts Avenue, #580
Mt. Auburn Street, #125 (Post Office)
Putnam Avenue, #396-398
Rindge Avenue, #70 (Fitzgerald School)
River Street, #241
River Street, #320-366 (Bread & Circus)
Sidney Street, #180 (Vertex)
Third Street, #101